



MAYOR AND COUNCIL AGENDA

NO. 8

DEPT.: Community Planning and Development Services DATE: December 28, 2004
Contact: Jim Wasilak, Chief of Long Range Planning

ACTION: Public Hearing on Map Amendment Application
MAP2004-00091, Mayor and Council of Rockville,
applicant

Sectional Map Amendment to Amend the Zoning Map per
Recommendations in the Town Center Master Plan.

ACTION STATUS:

FOR THE MEETING OF: 1/10/05

INTRODUCED

PUB. HEARING

INSTRUCTIONS

APPROVED

EFFECTIVE

ROCKVILLE CITY CODE,

CHAPTER

SECTION

☐ CONSENT AGENDA

RECOMMENDATION: Hold the public hearing, and hold the record open for a period of three weeks, or until 5:00 p.m. on January 31, 2005.

IMPACT: ☒ Environmental ☒ Fiscal ☒ Neighborhood ☐ Other:

The adoption of the Map Amendment will allow for further implementation of the vision and recommendations contained in the Town Center Master Plan.

BACKGROUND:

This application is a Sectional Map Amendment that is intended to rezone portions of the Town Center Planning Area based on the recommendations in the Town Center Master Plan, adopted by the Mayor and Council on October 22, 2001. Sectional Map Amendments are defined by Section 25-116 of the Zoning Ordinance as covering a section of the City, portions of which may be classified in different zones.

The Map Amendment as proposed would accomplish the renaming of the Town Center zones from TCO-1, TCO-2, TCM-1 and TCM-2 to TC-1, TC-2, TC-3 and TC-4 respectively, which was a recommendation of the Plan. Note that zoning changes east of the Metro/CSX tracks will be considered at a later date based on the East Rockville and Lincoln Park Neighborhood Plans.

Approximately 12.66 acres will be rezoned from the TCO-1 Zone to the TC-1 Zone, and are located generally along the west side of North Washington Street between Jefferson Street and Martins Lane. Approximately 14.55 acres along the east side of Hungerford Drive between Baltimore Road and the Archstone development will be rezoned from the TCO-2 Zone to the TC-2 Zone.

Approximately 26.45 acres near the Rockville Metro station will be rezoned from the TCM-2 Zone to the TC-4 Zone, while approximately 25.73 acres will be zoned from the TCM-1 Zone to the TC-3 Zone. Property to the west of Maryland Avenue will be located in the TC-3 Zone rather than being split-zoned, a situation that should be avoided where possible. This will result in a reduction in the amount of land in the TC-4 Zone compared to what had been in the TCM-2 Zone.

In addition to the renaming, several properties will be rezoned to different zones. These include rezoning 10.42 acres, generally along the west side of North Washington Street and Hungerford Drive between Martins Lane and Ivy League Lane, from the C-2 to TC-1 Zone. The west side of the Rockville Metro station is proposed to be rezoned from the TCO-2 Zone to the TC-4 Zone. The property located on the south side of Fleet Street, between Maryland Avenue and Monroe Street, is recommended to be rezoned from the R-90 (One Family Detached, Restricted Residential) to the R-30 (Multiple Family, Low Density Residential) Zone. This would allow construction of townhouses or low-density multifamily structures on the site per the land use recommendations of the Plan.

The Town Center Master Plan recommended that portions of the Jerusalem Mt. Pleasant Church property on Wood Lane be rezoned to the O-2 Zone in order to remove the condition that church property is within three zones. Unfortunately, the text amendment that created the C-T Zone also prohibited subdivision for the purpose of assembling properties for redevelopment in the O-2 Zone. The accompanying Text Amendment includes language to remove this impediment for the church.

39 West Montgomery Avenue was considered for rezoning at the time of the Comprehensive Map Amendment in 2003, but was removed from consideration due to comment from the property owner that the C-T Zone would be restrictive on future use and potential additional development of the site. The property was removed from the map amendment in order to allow the owner to consider options, and staff discussions indicate that the owner is considering developing a second lot. The property is therefore included for rezoning to C-T at this time, with the possibility that adjustments may be made in the future to allow the portion of the property that contains the Anderson House to be rezoned to the C-T, with the remainder being zoned O-2.

In order to accommodate the expansion plans of the Christ Episcopal School, the rectory property at 107 South Washington Street is recommended for rezoning to the R-90 Zone. A portion of the current school crosses the zone boundary, and this would allow the entire school structure to be in the R-90 Zone. This action should have no practical effect on the rectory use.

For Sectional Map Amendments, written notice by certified mail must be sent to all owners of real property within the area of the application, as well to property owners immediately adjacent to property within the application area. In this case, notification was sent to all property owners within the Town Center Planning Area and immediately adjacent property owners. Because many affected property owners did not receive the original notice, the Mayor and Council continued the public hearing from December 6 to January 10. Notices were sent to those who did not receive the original mailing indicating that the hearing is to be held on January 10.

PREPARED BY:

R. James Wasilak

R. James Wasilak, AICP, Chief of Long Range Planning

APPROVE:

Arthur D. Chambers

Arthur D. Chambers, AICP, Director

12/20/04
Date

Scott Ullery

Scott Ullery, City Manager

12/31/04
Date

LIST OF ATTACHMENTS:

1. Planning Commission Recommendation
2. Staff Report
3. Proposed Zoning Map



City of Rockville

MEMORANDUM

November 22, 2004

TO: Mayor and Council

FROM: Planning Commission - Members Present: Commissioners Britton, Hilton, Johnson, Mullican, Ostell and Wiener

SUBJECT: Map Amendment Application MAP2004-00091, Text Amendment TXT2004-00215, Mayor and Council of Rockville

The Planning Commission considered this application at its November 3, 2004 meeting. The application is a Sectional Map Amendment that will either modify or confirm the zoning on property in the Town Center Planning Area. Certain properties will be rezoned per recommendations in the Town Center Master Plan and subsequent discussions at Mayor and Council worksessions. The accompanying text amendment establishes the new zones, and makes various modifications to requirements in the Town Center Planning Area.

Two members of the public addressed the Commission regarding this matter. Rev. Wood of Jerusalem Methodist Episcopal Church supported the application, as its recommendation to rezone the church's properties to the O-2 Zone would be beneficial to the future of the church. The church's property consists of several parcels in three different zones. Rezoning the existing parcels to be in the same zone, which would make property assembly simpler. Although the O-2 Zone prohibits property assembly for the purposes of combining lots, the text amendment provides an exception for existing churches with combined property of less than 40,000 square feet.

Patrick Attridge, the owner of 39 West Montgomery Avenue that is proposed for rezoning from the O-2 to the C-T Zone, addressed the Commission. He spoke in favor of leaving the property in the O-2 Zone, or of placing the portion of the property containing the former residence in the C-T Zone, as had previously been recommended, but would prefer the remainder of the property that is buildable to remain in the O-2 Zone. This would potentially allow another office structure to be built on the site at a residential scale. Rezoning the property to C-T would not allow future subdivision. He represented that he is considering an ownership plat for the property, which

Mayor and Council
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November 22, 2004

would establish a line for ownership purposes, and potentially this could be the zone boundary as well.

Commission members supported the staff recommendation on both the Map and Text Amendments, and included the recommendation that the property at 39 West Montgomery Avenue be split-zoned between the O-2 and C-T Zone. The Commission then voted unanimously to recommend approval of the applications, along with the recommendation for split zoning on the 39 West Montgomery Avenue property.

/rjw

cc: Planning Commission

**CITY OF ROCKVILLE LONG RANGE PLANNING DIVISION
STAFF REPORT**

October 27, 2004

SUBJECT:

Map Amendment Application MAP2004-00091

Applicant: Mayor and Council of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Planning Commission Review Date: October 27, 2004
Mayor and Council Public Hearing: December 6, 2004

REQUEST:

This application is a Sectional Map Amendment that is intended to rezone portions of the Town Center Planning Area based on the recommendations in the Town Center Master Plan. Sectional Map Amendments are defined by Section 25-116 of the Zoning Ordinance as covering a section of the City, portions of which may be classified in different zones.

BACKGROUND:

The Mayor and Council adopted the Town Center Master Plan on October 22, 2001. Within that document, several recommended changes to the Zoning Map were included in order for the Plan's recommendations to be realized. The processing and adoption of a Map Amendment application to change the zones will implement these recommendations.

DISCUSSION:

The Map Amendment as proposed would accomplish the renaming of the Town Center zones from TCO-1, TCO-2, TCM-1 and TCM-2 to TC-1, TC-2, TC-3 and TC-4 respectively, which was a recommendation of the Town Center Master Plan. Note that any zoning changes east of the Metro/CSX tracks will be brought forward via the zoning recommendations contained in the East Rockville and Lincoln Park Neighborhood Plans.

Approximately 12.66 acres will be rezoned from the TCO-1 Zone to the TC-1 Zone, and are located generally along the west side of North Washington Street between Jefferson Street and Martins Lane. Approximately 14.55 acres along the east side of Hungerford Drive between Baltimore Road and the Archstone development will be rezoned from the TCO-2 Zone to the TC-2 Zone. Approximately 26.45 acres near the Rockville Metro station will be rezoned from the TCM-2 Zone to the TC-4 Zone, while approximately 25.73 acres will be zoned from the TCM-1 Zone to the TC-3 Zone. It should be noted that, given the new property boundaries and

street rights-of-way that have recently been created as a result of the Town Square project, staff recommends that the zone boundary follow Maryland Avenue extended. Property to the west of Maryland Avenue will be located in the TC-3 Zone rather than being split-zoned, a situation that should be avoided where possible. This will result in a reduction in the amount of land in the TC-4 Zone compared to what had been in the TCM-2 Zone.

In addition to the renaming, several properties will be rezoned to different zones. These include rezoning 10.42 acres, generally along the west side of North Washington Street and Hungerford Drive between Martins Lane and Ivy League Lane, from the C-2 to TC-1 Zone. The west side of the Rockville Metro station is proposed to be rezoned from the TCO-2 Zone to the TC-4 Zone.

The following is a discussion of specific sites to be rezoned:

Fleet Street properties

The Town Center Master Plan recommended that the property located on the south side of Fleet Street, between Maryland Avenue and Monroe Street, be rezoned from the R-90 (One Family Detached, Restricted Residential) to the R-30 (Multiple Family, Low Density Residential) Zone. This would allow construction of townhouses or low-density multifamily structures on the site per the land use recommendations of the Plan.

The property is currently owned by the Montgomery County government, and contains nine former residences that have been used by the County for office space or other needs. The County has begun the disposition process, and the Housing Opportunities Commission (HOC) has expressed interest in developing residential units in the R-30 Zone. Given the surrounding uses, including City Hall and the County Council Office Building parking garage and the Emergency Communications Center, use of the property as single-family detached homes is not desirable. However, because of nearby single-family homes further south on Monroe Street, and the adjacent Courthouse Walk townhouse community, townhouse or low-density multifamily dwellings would make an appropriate transitional use between the non-residential and residential uses that surround the property. It should be noted that an unimproved 55-foot-wide right-of-way for Mt. Vernon Place separates this property from the Courthouse Walk community, providing an opportunity for a substantive buffer between that community and any new development on the property should it occur.

Jerusalem Mt. Pleasant Church properties

The church itself is listed in the National Register of Historic Places, and the church and adjacent parsonage are within the West Montgomery Avenue Historic District. However, the church building is located in the R-60 Zone, while the parsonage and former shelter are located in the TCO-1 Zone. The remainder of church-owned property is in the O-2 Zone and fronts on Beall Avenue. These parcels are contiguous, yet are in three separate zones.

The Town Center Master Plan recommended that the Jerusalem Mt. Pleasant Church property be rezoned to the O-2 Zone in order to remove the condition that church property is within three zones. Unfortunately, the text amendment that created the C-T Zone also prohibited subdivision for the purpose of assembling properties for redevelopment. The accompanying Text Amendment includes language that would exempt properties like the existing Jerusalem Church properties from this restriction, provided that the assembled land is limited in size to 40,000 square feet total. In order to simplify any future site improvements to the property, the Town Center Master Plan recommends that all of the parcels be zoned O-2.

39 West Montgomery Avenue

In the Comprehensive Map Amendment that was approved in August 2003, a total of 21 properties were rezoned from the O-2 Zone to the C-T (Commercial Transition) Zone. These properties meet the intent of the new zone, which is meant to apply to those existing structures that were formerly single family residences and have been converted to office use through previous implementation of the O-2 Zone. The purpose of the C-T Zone is to distinguish these properties from other office structures that were built for office use under the O-2 development standards, and that will remain in the O-2 Zone.

39 West Montgomery Avenue was considered for rezoning at the time of the Comprehensive Map Amendment, but was removed from consideration due to comment from the property owner that the C-T Zone would be restrictive on future use and potential additional development of the site. The property was removed from the map amendment in order to allow the owner to consider options, and staff discussions indicate that the owner is considering developing a second lot. Staff therefore recommends that the property be included for rezoning to C-T, with the possibility that adjustments may be made in the future to allow the portion of the property that contains the Anderson House to be rezoned to the C-T, with the remainder beaming zoned O-2.

107 South Washington Street

In order to accommodate the expansion plans of the Christ Episcopal School, the rectory property is recommended for rezoning to the R-90 Zone. A portion of the current school crosses the zone boundary, and this would allow the school to be in the R-90 Zone. Although the rectory property was rezoned from the O-2 Zone to the C-T Zone last year as part of the Comprehensive Map Amendment, this action should have no practical effect on the rectory use.

Notification

Notification is required for the public hearing of a sectional map amendment. In addition, letters were sent to all property owners that own property where zoning is recommended for change. In addition, affected civic associations were notified by letter.

Recommendation

The majority of properties will not be affected by the zoning changes, as the new zoning is just a renaming will essentially confirm the existing zoning. For those properties that are changing, those changes were considered as part of public policy discussions of either the Town Center Master Plan or Text Amendment. Staff therefore recommends approval of the application as submitted, for the reasons noted above.

/rjw

Attachments

1. Application Form
2. List of Properties to be rezoned
3. Pages from Town Center Master Plan
4. Proposed zoning map

APPLICATION TO THE CITY OF ROCKVILLE
FOR A MAP AMENDMENT
TO THE ZONING AND PLANNING ORDINANCE

THIS APPLICATION MUST BE TYPEWRITTEN OR PRINTED AND NOTARIZED AND SUBMITTED IN DUPLICATE TO THE CITY CLERK FOR FILING. ALL ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS AND FILING FEE MUST ACCOMPANY THIS APPLICATION.

<u>Mayor and Council of Rockville</u> Name of Applicant <u>111 Maryland Avenue</u> Address <u>Rockville, Maryland 20850</u> Telephone Number <u>240-314-5000</u>	DO NOT WRITE IN THIS SPACE Application No. <u>MAP2004-00091</u> Filing Date <u>October 7, 2004</u> Filing Fee _____ Public Hearing Date <u>11/1/04</u> Decision/Date _____
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Owner (if other than Applicant) _____

Attorney for Applicant _____

Address _____

Address _____

Telephone Number _____

Telephone Number _____

APPLICATION IS HEREBY MADE WITH THE ROCKVILLE MAYOR AND COUNCIL FOR APPROVAL OF THE RECLASSIFICATION OF PROPERTY LOCATED IN ROCKVILLE, MARYLAND, AND KNOWN AS:

Lot _____ Block _____ Subdivision SEE ATTACHED LIST if boundaries conform to lot boundaries within a subdivision for which a plat is recorded among the Land Records of Montgomery County. If not, attach a description by metes and bounds, courses and distances and plat reference.

Also furnish the following information from the tax bill for the land(s) to be zoned:

DISTRICT	SUBDIVISION	NAME CODE*	LOT	BLOCK	ACRE/FT.	SUBDIVISION OR TRACT NAME

*The account number as recorded on the tax docket (Mont. Co.) Assessment Office.

Properties to be Rezoned in Town Center Sectional Map Amendment						
Property Address	Owner	Tax Account Number	Subdivision	Existing Zone	New Zone	Land Area
Properties to be rezoned from R-90 to R-30						
205 Fleet Street	Montgomery County	00205007	Rockville Heights Block 2, Lot P6	R-90	R-30	3.85 acres 42,034 SF
207 Fleet Street	Montgomery County	00205053	Rockville Heights Block 2, Lot P1	R-90	R-30	30,214 SF
209 Monroe Street	Montgomery County	00205042	Rockville Heights Block 2, Lot P3	R-90	R-30	15,210 SF
211 Monroe Street	Montgomery County	00204993	Rockville Heights Block 2, Lot P4	R-90	R-30	23,108 SF
Maryland Avenue	Montgomery County	00204947	Rockville Heights Block 2, Lot P7	R-90	R-30	57,111 SF
Properties to be rezoned from C-2 to TC-1						
804 Hungerford Drive	Banner Glass Inc.	03362296	Veirs Tract Block A, Lot P2	C-2	TC-1	10.42 acres 35,577 SF
808 Hungerford Drive	John M. Conroy, et al., c/o HBW Group	00144648	Veirs Tract Block A, Lot P3	C-2	TC-1	19,916 SF
800 Hungerford Drive	Hungerford Investment Limited Partnership	02044994	Veirs Tract Block A, Lot 5	C-2	TC-1	26,261 SF
700 Hungerford Drive	John M. Conroy et al., c/o Jeepers, Inc.	00144661	Volkswagon Lot	C-2	TC-1	45,634 SF
700 Hungerford Drive	John M. Conroy et al., c/o Jeepers, Inc.	00144650	Volkswagon Lot	C-2	TC-1	79,388 SF
790 Hungerford Drive	Sun Oil Company of PA	00153302	Veirs Tract Block A, Lot P4	C-2	TC-1	15,418 SF
650 Hungerford Drive	Asia Real Estate Corp.	00142514	Columbia Building Lot	C-2	TC-1	37,014 SF
622 Hungerford Drive	John M. Conroy et al., c/o Conroy Ballman Dameron	01928407	City Center Block A, Lot P2	C-2	TC-1	36,596 SF
622 Hungerford Drive	John M. Conroy et al., c/o Conroy Ballman Dameron	00144637	City Center Block A, Lot P2	C-2	TC-1	58,074 SF

Properties to be Rezoned in Town Center Sectional Map Amendment						
Property Address	Owner	Tax Account Number	Subdivision	Existing Zone	New Zone	Land Area
500 North Washington Street	United States Postal Service	00153814	GR33, Lot P601	C-2	TC-1	100,101 SF
Properties to be rezoned from TCO-2 to C-2						
587 Hungerford Drive	Tafida Associates	00155972	City Center Lot 21	TCO-2	C-2	1.33 acres 58,015 SF
Properties to be rezoned from TCO-1 to TC-1						
1 Dawson Avenue	Benjamin F. and D Rossner et al, c/o Thomas P. Brown Inc.	00156065	Simmons Addition Parcel C	TCO-1	TC-1	12.66 acres 13,389 SF
400 North Washington Street	Herbert I Stern Rev. Trust	00156340	Stern Property Parcel A	TCO-1	TC-1	46,547 SF
316 North Washington Street	Jamil M. Azat, et al.	00158372	City Center Block A, Lot 1	TCO-1	TC-1	17,863 SF
316 North Washington Street	Mousa J. and L. Azat, et al	00155458	GR33, Lot P764	TCO-1	TC-1	3,724 SF
300 North Washington Street	Kam Sam Food Product of Maryland Inc	03185851	City Center Block A, Lot 5	TCO-1	TC-1	43,192 SF
250 North Washington Street	John J. Fitzgerald Jr., c/o Allfirst Bank	03015394	City Center Block A, Lot 3	TCO-1	TC-1	13,636 SF
260 North Washington Street	Crown Stations Inc.	00146294	City Center Lot 10	TCO-1	TC-1	16,983 SF
254 North Washington Street	MHP Town Centre, Inc., c/o Tad Baldwin	03032855	City Center Block A, Lot 4	TCO-1	TC-1	96,878 SF
246 North Washington Street	George R. Snowden et al	00156178	GR32, Parcel P9	TCO-1	TC-1	14,500 SF
246 North Washington Street	George R. Snowden et al	00156167	GR32, Parcel P64	TCO-1	TC-1	236 SF
North Washington Street	Mayor and Council of Rockville	00148316	GR32, Parcel N45	TCO-1	TC-1	723 SF

Properties to be Rezoned in Town Center Sectional Map Amendment						
Property Address	Owner	Tax Account Number	Subdivision	Existing Zone	New Zone	Land Area
230 North Washington Street	Yuet A and L A S Lau	00147276	Metropolitan Subdivision	TCO-1	TC-1	18,925 SF
200 North Washington Street	Exxon Corp	00147460	Original Town of Rockville Block 7, Lot P35	TCO-1	TC-1	41,168 SF
110 North Washington Street	Rockville Associates LLC	02431014	Original Town of Rockville Block 6, Lot 31	TCO-1	TC-1	57,010 SF
12 North Washington Street	Federal Realty Partners LP	00148327	Original Town of Rockville Block 5, Lot 25, Pt Lot 24, 26	TCO-1	TC-1	65,504 SF
15 West Montgomery Avenue	John T. Bell	00156225	Original Town of Rockville Block 5, Lot 1	TCO-1	TC-1	11,114 SF
2 West Montgomery Avenue	United States of America	00157184	Original Town of Rockville Block 4, Lot P21	TCO-1	TC-1	27,288 SF
18 West Montgomery Avenue	18 West Montgomery Ave LLC	00157947	Original Town of Rockville Block 4, Lot P21	TCO-1	TC-1	2,810 SF
50 West Montgomery Avenue	Jeb Howard et al, Trustees	00148976	Original Town of Rockville Block 16, Lot 3	TCO-1	TC-1	35,794 SF
77 South Washington Street	77 S. Washington Condominium		Original Town of Rockville	TCO-1	TC-1	
99 South Washington Street	HTMI Limited Partnership	01735054	Original Town of Rockville Block 4, Lot P1	TCO-1	TC-1	5,542 SF
17 West Jefferson Street	John H. Garza	01735043	Original Town of Rockville Block 4, Lot	TCO-1	TC-1	10,502 SF

Properties to be Rezoned in Town Center Sectional Map Amendment						
Property Address	Owner	Tax Account Number	Subdivision	Existing Zone	New Zone	Land Area
27 West Jefferson Street	Montgomery County Maryland Bar Foundation Inc	02515717	P1 Original Town of Rockville Block 16	TCO-1	TC-1	8,173 SF
Properties to be rezoned from TCO-1 to O-2						
11 Wood Lane	Board of Trustees of Jerusalem Mt Pleasant United Methodist Church	00147717	Original Town of Rockville Block 7, Lot P31	TCO-1	O-2	2,323 SF
Wood Lane	Board of Trustees of Jerusalem Mt Pleasant United Methodist Ch	00147454	Original Town of Rockville Block 7, Lot P31	TCO-1	O-2	2,376 SF
Wood Lane	Jerusalem Methodist Episcopal Church of Montgomery County	02064684	Original Town of Rockville Block 7, Lot P32	TCO-1	O-2	6,918 SF
Properties to be rezoned from R-60 to O-2						
Wood Lane	Jerusalem Methodist Episcopal Church of Montgomery County	02064673	Original Town of Rockville Block 19, Lot P82	R-60	O-2	3,300 SF
Wood Lane	Jerusalem Methodist Episcopal Church of Montgomery County	02064662	Original Town of Rockville Block 19, Lot P82	R-60	O-2	935 SF
21 Wood Lane	Jerusalem Methodist Episcopal Church of Montgomery County	00147881	Original Town of Rockville Block 19, Lot P83	R-60	O-2	7,744 SF
Properties to be rezoned from O-2 to C-T						
39 West Montgomery Avenue	Anderson House LLC	03061425	Original Town of Rockville, Block 17, Lot 1	O-2	C-T	32,670 SF

Properties to be Rezoned in Town Center Sectional Map Amendment						
Property Address	Owner	Tax Account Number	Subdivision	Existing Zone	New Zone	Land Area
Properties to be rezoned from TCO-2 to TC-2						
8 Baltimore Road	Rockville Assisted Living LLC	03131313	Third Addition to Rockville, Lot 24	TCO-2	TC-2	14.55 acres
22 Baltimore Road	Wire Historic Building LLC	03355405	Third Addition to Rockville, Lot 25A	TCO-2	TC-2	51,008 SF
21 Church Street	Church Street LLC	03355416	Third Addition to Rockville, Lot 25B	TCO-2	TC-2	14,299 SF
1 Church Street	One Church Street LLC	02728555	Third Addition to Rockville, Lot 23	TCO-2	TC-2	35,945 SF
Rockville Pike	Washington Metropolitan Area Transit Authority		Rockville Metro Station Metered Parking Lot	TCO-2	TC-2	30,210 SF
501 Hungerford Drive	ASN Rockville LLC	03371815	City Center Block C, Lot 32	TCO-2	TC-2	210,842 SF
451 Hungerford Drive	Joseph C Rodgers et al Trustees	01839664	City Center Block C, Lot 24	TCO-2	TC-2	136,066 SF
401 Hungerford Drive	Montgomery County	02469995	City Center Block C, Lot 25	TCO-2	TC-2	62,726 SF
387 Hungerford Drive	Chevy Chase Bank LLC	02801430	City Center Block C, Lot 31	TCO-2	TC-2	35,719 SF
Hungerford Drive	Mae S. Merchant	02716490	GR33, Parcel N955	TCO-2	TC-2	10,315 SF
379 Hungerford Drive	Merchants Inc	02130370	City Center Block C, Lot P26	TCO-2	TC-2	16,167 SF
369 Hungerford Drive	Rockville Town Center II LLC	00148668	GR32, Parcel P20	TCO-2	TC-2	25,514 SF
Properties to be rezoned from TCM-1 to TC-3						
27 Courthouse Square	Montgomery County	00152455	Original Town of Rockville Block 8, Lot 35	TCM-1	TC-3	25.73 acres
Maryland Avenue	Montgomery County	00152604	GR32, Lot P365	TCM-1	TC-3	131,726 SF
						3,993 SF

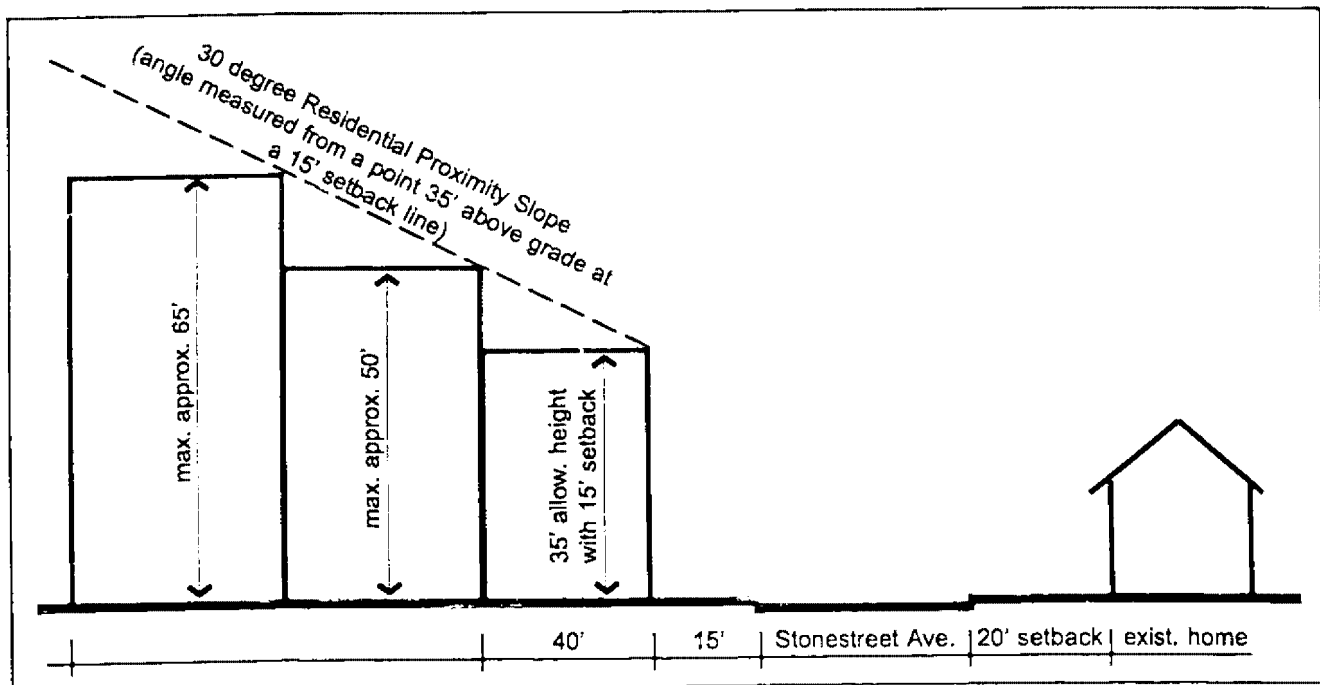
Properties to be Rezoned in Town Center Sectional Map Amendment						
Property Address	Owner	Tax Account Number	Subdivision	Existing Zone	New Zone	Land Area
Maryland Avenue	Mayor and Council of Rockville	03255852	GR32, Lot P393	TCM-1	TC-3	16,493 SF
4 Courthouse Square	Farmers Bank and Trust Co., c/o Allfirst Bank	03310500	Rockville Town Center Parcel 5-A	TCM-1	TC-3	4,902 SF
11 North Washington Street	Eleven North Washington LLC	03310511	Rockville Town Center Parcel 5-B	TCM-1	TC-3	37,250 SF
225 North Washington Street	Mayor and Council of Rockville	03444706	City Center Block B, Lot 20	TCM-1	TC-3	150,748 SF
151 Commerce Street	Mayor and Council of Rockville	03444752	City Center Block B, Lot 22	TCM-1	TC-3	19,750 SF
380 Hungerford Drive	Rockville Volunteer Fire Dept	00155130	City Center Lot 5	TCM-1	TC-3	29,026 SF
380 Hungerford Drive	Rockville Volunteer Fire Dept	00155152	GR33, Lot P957	TCM-1	TC-3	11,000 SF
380 Hungerford Drive	Rockville Volunteer Fire Dept	00155141	GR32, Parcel N17	TCM-1	TC-3	2,954 SF
Beall Avenue	Rockville Town Center LLC	00156522	City Center Outlot A	TCM-1	TC-3	2,110 SF
255 North Washington Street	Rockville Town Center LLC	00156511	City Center Lot 3	TCM-1	TC-3	98,122 SF
414 Hungerford Drive	Davers and Assoc	00145142	City Center, Lot 8	TCM-1	TC-3	106,460 SF
416 Hungerford Drive	Davers and Assoc	00145153	City Center, Lot 12	TCM-1	TC-3	40,000 SF
430 Hungerford Drive	Erie Beverage Co. Inc.	00156327	Stern Property	TCM-1	TC-3	55,272 SF
460 Hungerford Drive	Maxim Enterprises Inc	00144477	City Center, Lot 6	TCM-1	TC-3	53,735 SF
275 North Washington Street	Washington Associates C/o Giant Food, Inc.	00156338	City Center, Lot 7	TCM-1	TC-3	136,789 SF
401 North Washington Street	Transwestern Gateway LLC	00149470	City Center, Lot 11	TCM-1	TC-3	167,719 SF
500 Hungerford Drive	500 Hungerford Dr LLC	00158281	GR33, Lot P712	TCM-1	TC-3	11,107 SF
502 Hungerford Drive	Bank of Baltimore, c/o First	02339901	City Center Block B, Lot	TCM-1	TC-3	31,005 SF

Properties to be Rezoned in Town Center Sectional Map Amendment						
Property Address	Owner	Tax Account Number	Subdivision	Existing Zone	New Zone	Land Area
	Union		14			
502 Hungerford Drive	Petroleum Marketing Assoc Inc.	00154421	GR33, P658	TCM-1	TC-3	44 SF
510 Hungerford Drive	Petroleum Marketing Assoc Inc.	00147152	GR33, P639	TCM-1	TC-3	10,589 SF
Properties to be rezoned from TCM-1 and TCM-2 to TC-3						
100 North Maryland Avenue	Mayor and Council of Rockville	03444730	City Center Block B, Lot 19	TCM-2/ TCM-1	TC-4	70,916 SF
140 North Maryland Avenue	Mayor and Council of Rockville	03444728	City Center Block B, Parcel B	TCM-2/ TCM-1	TC-4	15,996 SF
150 North Maryland Avenue	Mayor and Council of Rockville	03444741	City Center Block B, Lot 21	TCM-2	TC-4	46,353 SF
Properties to be rezoned from TCO-2 to TC-4						
Rockville Pike	Washington Metropolitan Area Transit Authority		Rockville Metro Station	TCO-2	TC-4	4 acres
Properties to be rezoned from TCM-2 to TC-4						
22-24 Courthouse Square	The Victoria Condominium Association, etc.		Rockville Town Center Parcel 4-C	TCM-2	TC-4	23.39 acres
41 Maryland Avenue	Lodging Partners LLC	03198603	Rockville Town Center Parcel 2-H	TCM-2	TC-4	18,150 SF
32 Courthouse Square	Paul E and R M Schlosser	01781038	Rockville Town Center Parcel 3-C	TCM-2	TC-4	6,335 SF
199 East Montgomery Avenue	Pavilion Partners Inc.	03210477	Rockville Town Center Parcel 2-G	TCM-2	TC-4	65,905 SF
196 East Montgomery Avenue	Tower 3 Associates	03297617	Rockville Town Center Parcel 2-J	TCM-2	TC-4	78,933 SF
198 East Montgomery Avenue	Tower 2 Associates	03297628	Rockville Town Center Parcel 2-K	TCM-2	TC-4	57,631 SF
101 Monroe Street	Montgomery County	02253130	Rockville Town Center	TCM-2	TC-4	217,667 SF

Properties to be Rezoned in Town Center Sectional Map Amendment						
Property Address	Owner	Tax Account Number	Subdivision	Existing Zone	New Zone	Land Area
260 East Jefferson Street	Edwin R Brown Family Trust	0143518	Block B, Lot P5			
90 Monroe Street	Town Center Apartments, Inc.	01776533	Rockville Town Center Block B, Lot 2	TCM-2	TC-4	18,682 SF
50 Monroe Place	Alexander Guss et al., c/o Ronald Cohen Mgt	00144444	Rockville Town Center Block 3, Lot 2	TCM-2	TC-4	27,828 SF
Monroe Street	Mayor and Council of Rockville		GR32, Lot P401	TCM-2	TC-4	19,528 SF
51 Monroe Street	B Franklin Kahn et al., c/o Washington Real Estate Investment Trust	01621196	GR32, Lot P309	TCM-2	TC-4	
255 Rockville Pike	Eldridge Inc.	03084266	Mid City Urban Renewal Project, Parcel 2-L	TCM-2	TC-4	52,707 SF
111 Rockville Pike	Rockville Metro Plaza I LLC	03266855	Rockville Town Center Parcel 2-F	TCM-2	TC-4	109,107 SF
121 Rockville Pike	Pension Benefit Fund Inc.	03266866	City Center Block B, Lot 16A	TCM-2	TC-4	47,448 SF
200 East Middle Lane	Mayor and Council of Rockville	03444763	City Center Block B, Lot 16B	TCM-2	TC-4	106,311 SF
330 Hungerford Drive	William K. Cassidy et al	00144147	City Center Block B, Lot 18	TCM-2	TC-4	71,831 SF
360 Hungerford Drive	American Oil Company	00142230	City Center Lot 4	TCM-2	TC-4	63,467 SF
North Maryland Avenue	Mayor and Council of Rockville	03444717	GR32, Lot P38	TCM-2	TC-4	48,793 SF
			City Center Block B, Outlot A	TCM-2	TC-4	8,623 SF
Properties to be rezoned from C-T to R-90						
107 South Washington Street	Vestry of Prince George's Parish in Montgomery County	00157322	Original Town of Rockville, Block 2, Lot P6	C-T	R-90	13,300 SF

The following is a list of recommended zoning changes:

1. A change in zoning of the west side of the Metro station property from TCO-2 (FAR of 2.0) to TC-4 (FAR of 4.0) increasing the maximum permitted density to take advantage of the transit opportunities at the site.
2. A change in zoning of the east side of the Metro station property from I-1 (FAR of .75) to TC-3 (FAR of 3) and the institution of a Residential Proximity Slope influencing this property as illustrated in the diagram below.
3. A change in zoning of properties on the west side of Washington Street between Jefferson Street and Wood Lane from TCO-1 (FAR of 1.0) to the new TC-1 zone which would not change the density of the properties but would allow greater flexibility in uses.
4. A change in zoning of properties on the west side of North Washington Street and MD 355 between Wood Lane to Ivy League Lane from TCO-1 (FAR of 1.0) and C-2 to the new TC-1 (FAR of 1.0).
5. A change in zoning of properties on the east side of MD 355 north of Park Road from TCO-2 (FAR of 2.0) to TC-2 (FAR of 2.0) to allow for greater flexibility of uses.
6. A potential future change in zoning of properties to the west of North Stonestreet Avenue between Park Road and Lincoln Avenue and to the east of North Stonestreet Avenue between Park Road and Howard Avenue from I-1 (FAR of .75) to TC-1 (FAR of 1.0) to allow for residential and low-density office uses. (Note: Any Zoning changes for property in the Planning Area abutting North Stonestreet Avenue would occur in the context of a Neighborhood Plan for the area.)
7. A change in zoning of property at the southwest corner of Fleet Street and Monroe



A residential proximity slope should be utilized at the Metro station to protect adjacent residences.

Street from R-90 to R-30, or to a new zone that would allow for an appropriate scale of single-family attached or multifamily development.

8. A change in the optional method of development for property north of Beall Avenue and east of Maryland Avenue extended from TCM-1 (FAR of 3.0) to TC-4 (FAR of 4.0) if provisions for proposed public street extension projects are made. Otherwise, properties would be subject to the TC-3 (currently named TCM-1) standards.
9. A change in the optional method of development for property north of Dawson Avenue between North Washington Street and MD 355 from TCM-1 (FAR of 3.0) to TC-4 (FAR of 4.0) if provisions for proposed public street extension projects are made. Otherwise, properties would be subject to the TC-3 (currently named TCM-1) standards.
10. A requirement for ground floor retail uses in properties that front Maryland Avenue; the resulting ground floor retail space would not be included in the FAR calculations and maximum heights would be measured starting from the second floor or 16 feet above the street level, whichever is lower.
11. Allowance of surface parking (except on Maryland Avenue) as long as the lots are screened and no larger than 50,000 square feet.
12. Creation of an Urban Design Overlay District (see map on page 91) within which the *Design Guidelines* recommendations described below would be applicable.
13. A change in the maximum height limit to 110 feet for buildings built prior to July 1, 2001 in the TC-2 Zone, immediately south of Church Street and east of MD 355.

14. Allowing freestanding restaurants in the TC-1 Zone as a permitted use along North Washington Street. Drive-through restaurants shall not be allowed. To encourage restaurants to locate in the proposed restaurant district, flexible parking regulations should be developed to allow for parking reductions when valet or other public or private off-site parking is provided.

These changes are shown on the *Proposed Zoning* map following page 88. No existing zoning requirements other than those described above would change. The Master Plan proposes these changes but recommends that City staff, in conjunction with property owners, evaluate these proposals further.

Design Guidelines Recommendations

The Master Plan recommends the creation of Design Guidelines for use in an Urban Design Overlay District (see map on page 91). The boundary of this district corresponds with the desired urban areas within the Town Center Planning Area. The creation of such standards will help to ensure that the design of new Town Center development meets the *Goal and Objectives* of the Master Plan.

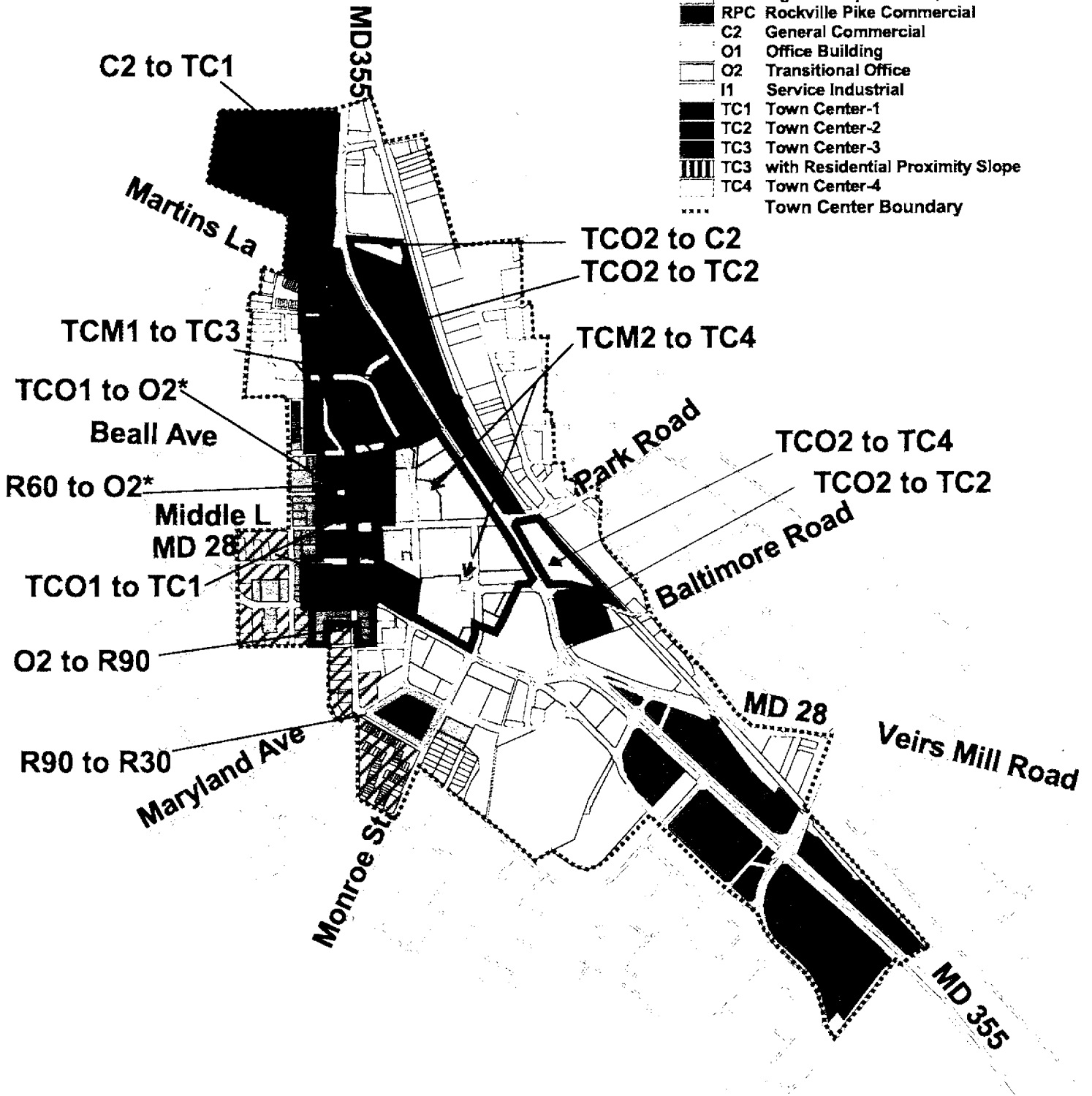
The Town Center Planning Area includes areas at its periphery that are not always identified as being within the urban core of the Town Center. The guidelines would not apply to those areas. In addition, some areas in the Planning Area deserve further study as part of a neighborhood planning effort incorporating other areas beyond the Town Center Planning Area boundaries. The creation of any design standards for those areas should be done in conjunction with those neighborhood planning efforts.

The recommended Design Guidelines for the Town Center are based upon the *Desired Framework* and the goal of reinforcing the East

Proposed Zoning

Attachment 3

RS	Suburban Residential
R20	Multiple Family, Residential
R30	Multiple Family, Low Density Residential
R60	One-Family Detached, Residential
R90	One-Family Detached, Residential
RH	High Rise Apartments, Residential
RPC	Rockville Pike Commercial
C2	General Commercial
O1	Office Building
O2	Transitional Office
I1	Service Industrial
TC1	Town Center-1
TC2	Town Center-2
TC3	Town Center-3
TC3	with Residential Proximity Slope
TC4	Town Center-4
....	Town Center Boundary

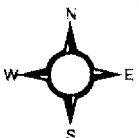


Note:
The map does not reflect zoning changes to C-7 made as part of the Citywide Master Plan, Map Amendment, 8/4/03.
* Jerusalem Church property



CITY OF ROCKVILLE
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

Town Center Proposed Zoning Map



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